



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Chan Residence

**Proposal Address:** 5455 Pleasure Point Lane SE

**Proposal Description:** Application for approval of Critical Areas Land Use Permit to modify the shoreline critical area structure setback and shoreline buffer.

**File Number:** 18-131590-LO

**Applicant:** Michael Chan

**Decisions Included:** Critical Areas Land Use Permit  
(Process II. LUC 20.30P)

**Planner:** Nick Whipple, Land Use Planner

**State Environmental Policy Act  
Threshold Determination:** SEPA Exempt per WAC 197-11-800

**Director's Decision:** **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department

  
Elizabeth Stead, Land Use Director

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**Application Date:** November 30, 2018  
**Notice of Application Publication Date:** January 3, 2019  
**Decision Publication Date:** August 29, 2019  
**Project Appeal Deadline:** September 12, 2019

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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## I. Proposal Description

The applicant is requesting approval of a Critical Areas Land Use Permit (CALUP) to allow for the construction of a new single-family residence. The home is currently being constructed in phases and was permitted in 2016 by permits 15-106418-LO, 15-106417-LS, and 15-116614-BS. Phase I is now underway and consists of the construction of the northern portion of the home, adjacent to the existing home. Phase II will include demolition of the current house which is being occupied by the property owners (Chan), and construction of the south portion of the home.

During construction of Phase I it was discovered that the Ordinary High Water Mark (OHWM) was further landward than initially shown, and an open-framed trellis and cantilevered building portion were not shown on the approved 2016 site plan, thus requiring an additional modification of the shoreline structure setback and shoreline buffer; see Figures 1 and 2 below. The prior CALUP reduced the 25-foot shoreline structure setback to 7 feet at its smallest dimension. This CALUP will further reduce the shoreline structure setback to approximately 2'3" for the cantilevered building wall, and the open-framed trellis above the cantilevered building portion will extend two feet beyond into the 25-foot shoreline buffer, as shown in Figure 1 below. The open-framed trellis above the second-level occupies 26.8 square feet of the shoreline buffer.

To mitigate the additional shoreline impact, the applicant will plant 26.8 square feet of additional native plantings within the 25-foot shoreline buffer and an additional tree within the 25-foot buffer adjacent to the OHWM.

### Figure 1

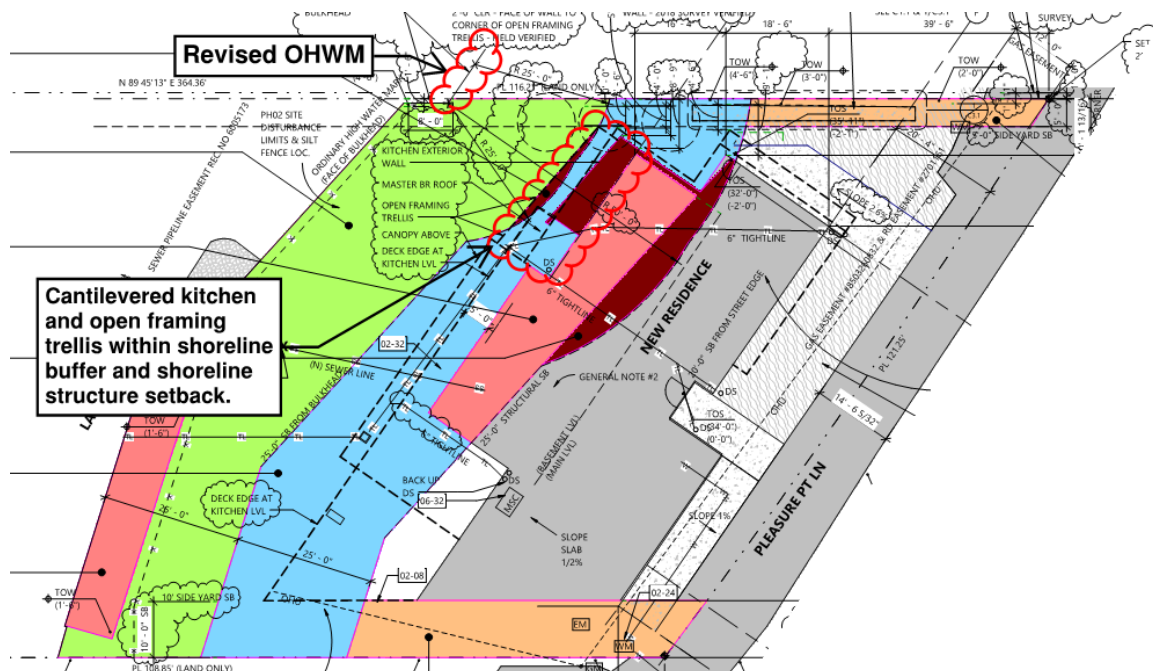
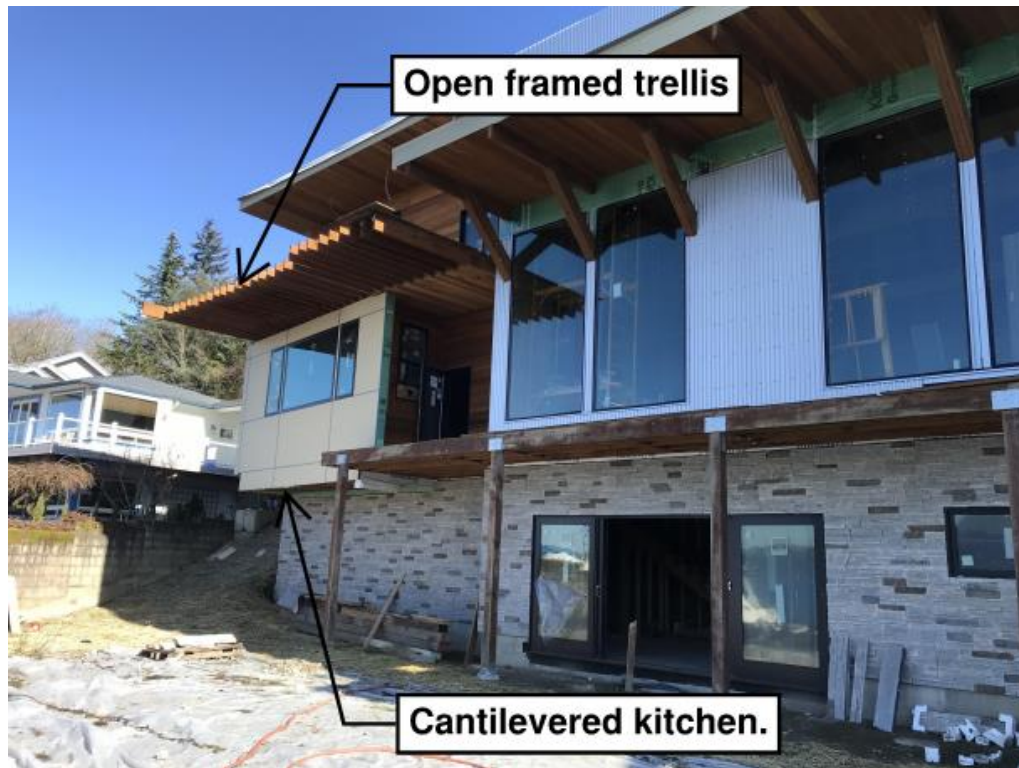


Figure 2



The open-framed trellis shown in Figure 2 will be reduced in size or “cut back” to extend a distance no greater than 4 feet 3 inches beyond the kitchen building wall and two feet into the shoreline buffer. The maximum intrusion in the north property line setback is 18” as measured from the south face of the existing retaining wall.

Critical areas land use permit (LUC 20.30P): The project site is located adjacent to Lake Washington, and this application was submitted before the adoption of the city’s 2018 Shoreline Master Program. Therefore, this permit is subject to the city’s land use code critical areas requirements for shoreline critical areas, buffers, and structure setbacks. The applicant is requesting a reduction of the required shoreline critical area structure setback to allow for an intrusion of a single-family residence (see **Figure 1** above). And an open framed trellis on the second level will extend two feet into the shoreline buffer, thus modifying the shoreline buffer. The critical areas land use permit action is discussed in greater detail in Section III below.

## II. Site Description, Zoning, Land Use, and Critical Areas

### A. Site Description

The property is located at 5455 Pleasure Point Lane. It is bordered to the west by Lake Washington, the east by the Burlington Northern railroad right-of-way, and to the north and south by single-family development. The site is currently under construction for a new single-family home and was previously developed with one single-family residence that was zero feet away from the access easement and

approximately 12 feet from the front property line. Before construction, the site vegetation consisted of lawn, a few shrubs, and Himalayan blackberry. The lot is about 12,200 square feet in size.

Access to the property is gained via an ingress/egress easement across the neighboring properties to the north and south and along the eastern edge of the property and adjacent to the railroad right-of-way. The site is effectively compressed between Lake Washington to the west and the Burlington Northern Right-of-Way/access easement to the east.

### **Conditions Before Phase I Construction**



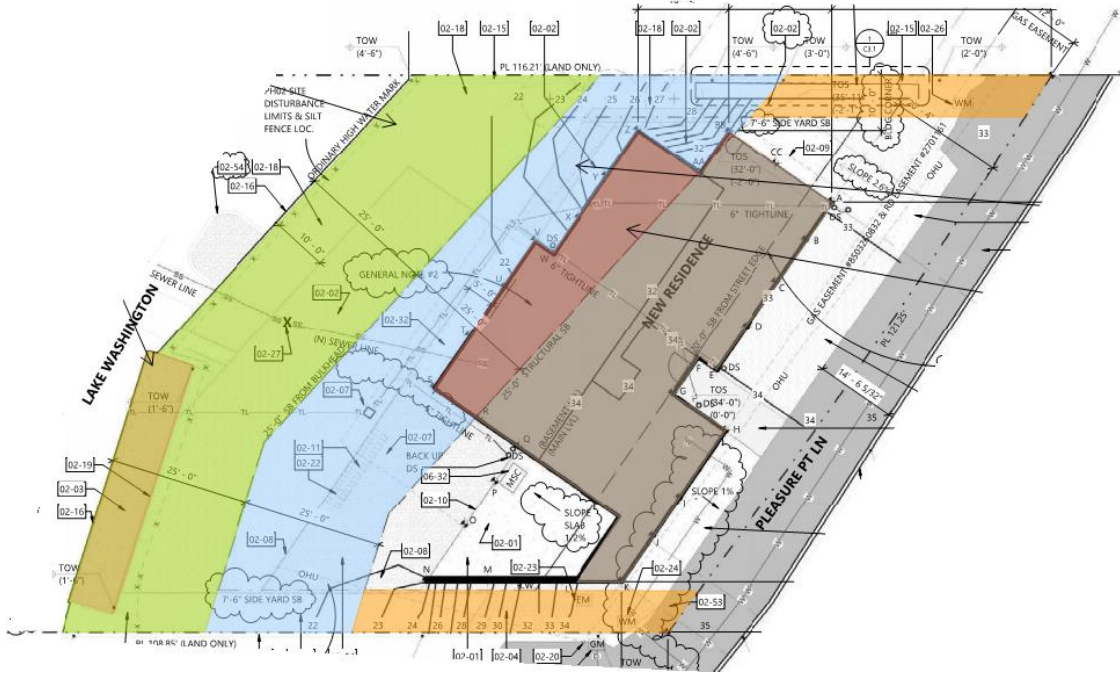
Photo 1 - Existing house and buffer.



Photo 2 - Shoreline conditions at the site.



Figure 3 – 2016 Approved Site Plan



## **B. Zoning**

The property is in the R-4 land use zoning district and is located within the critical areas overlay district and the shoreline overlay district.

## **C. Land Use Context**

The property is in a high density single-family residential comprehensive plan land use district and is surrounded by similar single-family residential properties on the shoreline of Lake Washington. The lot was created as part of the Pleasure Point Park Divisions, developed in the 1920s. A majority of the properties along Pleasure Point Lane are also restricted in rights and privileges afforded to other properties in this part of Bellevue as they are confined due to the presence of the Lake Washington Shoreline and an access easement that occupies a large percentage of the lot. Additionally, because many of the structures in this area were developed in the 1920s, they do not include architectural elements commonly associated with today's single-family homes. Variances from lot coverage and setback standards have been granted to many residences along Pleasure Point Lane to renovate these older structures to include common amenities that are afforded to nearby homes.

The home currently under construction was permitted by permits 15-106418-LO, 15-106417-LS, and 15-116614-BS.

## **D. Critical Areas Regulations and Functions and Values**

**Shorelines** - The property is located along the shore of Lake Washington and is subject to the requirements of the critical areas overlay district found in LUC 20.25H. Lake Washington is considered a critical area and is protected along the shoreline by a 25-foot buffer and 25-foot structure setback.

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food. Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats.

A discussion of critical areas permitting is included in Section III below.

# **III. Consistency with Land Use Code Requirements**

## **A. Zoning District Dimensional Requirements**

The following general dimensional requirements from LUC 20.20.010 and the relevant definitions in LUC 20.50 are applied for development in the R-4 district. These requirements must be met by any single-family residential development on the property unless permitted through the variance process:

Front yard setback:	Reduced by Variance application 15-106417-LS
Access Easement setback:	Reduced by Variance application 15-106417-LS

Rear yard setback:	20 feet
Side yard setback:	5 feet
Two side yards combined:	15 feet
Maximum lot coverage by structures:	35%
Maximum coverage by impervious surface:	50%
Significant tree retention:	30% of diameter inches

#### **B. Critical Areas Permit Requirements - LUC 20.25H.230**

As allowed under LUC 20.25H.115.B.2, the applicant has submitted an application for critical areas land use permit in combination with the critical areas report process to achieve a reduction of shoreline structure setback and to mitigate for the shoreline buffer impact created by the open-framed trellis from the second level of the home. Critical areas land use permits with critical areas reports are governed by LUC 20.25H.230 and typically include an assessment of site conditions in relation to the proposed modification (reduction of structure setback and trellis impact to the shoreline buffer). In response to these requirements, the applicant is proposing to plant 26.8 square feet of additional native plantings within the 25-foot shoreline buffer and an additional tree within the shoreline buffer adjacent to the OHWM. See condition of approval related to mitigation planting in Section IX of this report.

#### **IV. Public Notice and Comment**

<b>Application Date:</b>	November 30, 2018
<b>Notice of Application Publication Date:</b>	January 3, 2019
<b>Minimum Comment Period:</b>	January 17, 2019

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin on January 3, 2019. It was mailed to property owners within 500 feet of the project site. Two public comments were received from the neighbors immediately to the north and south of the Chan Residence. The following staff responses address the concerns raised in the comments received.

##### **1. The Ordinary High Water Mark (OHWM) is inaccurate.**

###### Staff Response:

Staff evaluated the OHWM and consulted with the Department of Ecology to ensure the city's methodology in identifying the OHWM was aligned with the Land Use Code definition of the OHWM in the adopted Shoreline Master Program. The determination is that the OHWM is approximate with the face of the bulkhead on Mr. Kaseburg's property to the north (5443 Pleasure Point Ln) which juts landward from the subject property. The permit plans have been updated to reflect this determination.

##### **2. The Lot Coverage is over 35%.**

###### Staff Response:

The lot coverage by structure proposed by the Critical Areas Land Use Permit and Building Permit is 35%. The city's policy is to require a survey verification of the lot coverage by structure when the proposed structure coverage is within 2% of the



maximum structure coverage allowed. A survey verification was required by building permit application 15-116614-BS, and a survey verification submitted on July 27, 2017, confirmed that the structure coverage built was within the approved limits. Considering the OHWM change and the confusion caused by the inconsistencies between the approved site plan and the approved architectural plans under building permit 15-116614-BS, a partial asbuilt survey was conducted on September 19, 2018, to verify the project would not exceed the maximum 35% lot coverage by structure allowance. After the September 2018 survey, it was discovered that the structure would exceed the 35% lot coverage maximum if the construction continued per the architectural drawings, so the proposed/unconstructed deck has been reduced so the structure will comply with the 35% limit. An additional lot coverage by structure survey is required before commencement of phase II construction. See condition of approval related to the survey verification requirement in Section IX of this report.

**3. There is an informal agreement that the north property line is approximate with the south face of the existing retaining wall.**

Staff Response:

The neighbor to the north raised a concern about the exact location of the north property line. Both parties have agreed to designate the south face of the retaining wall along the north property line as the property line. As such, staff required an asbuilt survey to show the exact location of the home and building elements (eaves and open framed trellis) relative to the south face of the wall. The survey confirmed that the structures comply or will comply with the minimum dimensional requirements of LUC 20.20.010.

**4. The applicant should select trees listed in the Bellevue Critical Areas Handbook for sunny shoreline view sensitive trees.**

Staff Response:

The applicant selected Quaking Aspen as their tree to be planted for mitigation. Quaking Aspen is a tree that is native to western Washington, and the tree adapts well to full sun and light shade sites. The tree was determined suitable for the site and acceptable mitigation for the project by staff and the applicant's biologist. The Critical Areas Handbook provides a list of trees that are suitable for mitigation, but the city may consider trees not listed within the Handbook.

**5. The canopy of the tree selected for mitigation, at maturity, will overhang into the neighbor's property and impact territorial views of the lake.**

Staff Response:

The city requires that the mitigation tree be planted within 25 feet of the OHWM and be wholly on the applicant's property. The tree is proposed to be planted within 25 feet of the OHWM, and it is placed within the 10-foot building setback from the south property line. The city does not regulate view protection and tree limbs overhanging onto adjacent properties is considered a civil matter.

**6. This project creates an impact on the neighbor's property value.**

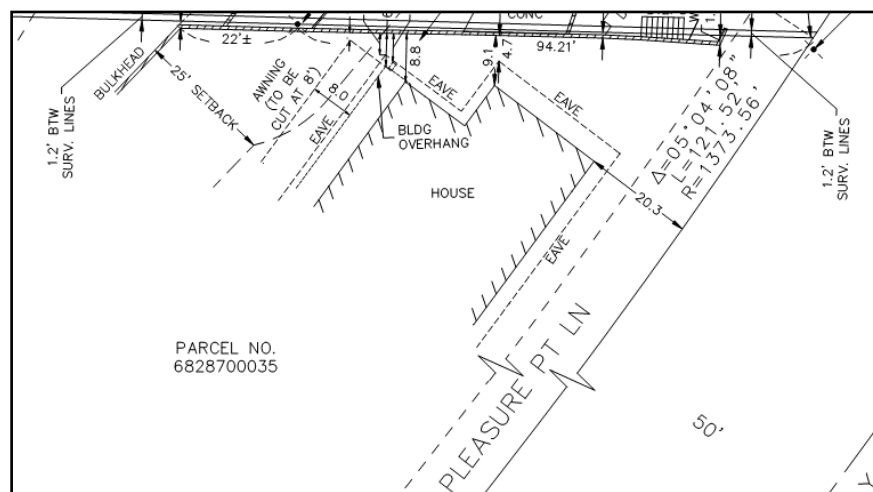
Staff Response:

The Critical Areas Land Use Permit application to reduce the shoreline structure setback and modify the shoreline buffer has been reviewed solely on its compliance with the Land Use Code requirements in place at the time of permit submittal. The decision contained herein is based on the project's compliance with the decision criteria in LUC 20.25H.255.B and LUC 20.30P.140, which is applied equitably to every Critical Areas Land Use Permit application. The decision criterion does not evaluate whether a project may or may not impact a neighbor's property value.

**7. The open-framed trellis encroaches into the side yard setback.**

Staff Response:

A partial asbuilt survey of the trellis and home was submitted in September of 2018. The survey confirmed that the trellis is approximately 1.4' from the retaining wall (see partial survey below). The applicant is required to remove portions of the existing trellis which extend more than 18 inches into the required side yard setback. The side yard setback is measured from the south face of the retaining wall along the north property line. The trellis shall be cut back to provide a 3.5' setback from the retaining wall before phase II construction commences. See condition of approval related to trellis modification in Section IX of this report.



**V. Changes to the Proposal Because of Staff Review**

1. Given the site plan omissions in the original Critical Areas Land Use Permit approval, the Lot Coverage by Structure limit was exceeded. As a result, the proposed deck footprint has been revised and decreased in size to comply with the maximum 35% lot coverage by structure limit. A survey verification is required before phase II construction may begin to confirm that the project complies with the Lot Coverage by Structure requirement in LUC 20.20.010. See condition of approval related to the survey verification in Section IX of this report.

2. The size of the open-framed trellis has been reduced. The original trellis extended approximately 6 feet into the shoreline buffer, creating an overall impact of 69 square feet. The city is requiring the open-framed trellis to be cut back with a maximum 2-foot intrusion into the shoreline buffer. This modification to the shoreline buffer is mitigated at a 1:1 ratio with 26.8 square feet of mitigation planting provided within the shoreline buffer.

3. The Ordinary High Water Mark (OHWM) was shown as a static elevation under the original plans. Staff visited the site and consulted with the Department of Ecology to determine the actual OHWM for the project. The plans were revised to show the OHWM approximate with the face of the bulkhead on the parcel immediately north of the Chan property. The shoreline buffer and structure setback depiction were revised accordingly.

**VI. State Environmental Policy Act (SEPA)**

The proposed work is entirely outside of the areas defined as "Critical Areas" by BCC 22.02.045. Furthermore, pursuant to BCC 22.02.032 and WAC 197-11-800, the construction or location of a single-family primary structure is "categorically exempt" from SEPA environmental review.

**VII. Decision Criteria**

**A. Critical Areas Report Decision Criteria - Proposal to Modify the Regulated Critical Area Buffer to Allow for the Open Framed Trellis Intrusion - LUC 20.25H.255.B**

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer through the critical areas report process on a site where the applicant demonstrates:

**1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

**Finding:** A conceptual shoreline buffer enhancement plan has been submitted by the applicant and is designed to comply with the requirements of the city's critical areas handbook. The enhancement plan will provide for substantially improved critical area buffer functions and values relative to the existing condition. The plan includes 26.8 square feet of additional native planting and the installation of one native tree within 25 feet of the existing bulkhead. A monitoring and maintenance plan for the proposed mitigation area is also required. See condition of approval related to monitoring and maintenance in Section IX of this report.

**2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

**Finding:** The proposed 26.8 square feet of native vegetation to be planted within the shoreline buffer will provide a net gain to the nearshore lake environment and the additional Quaking Aspen tree will improve overall habitat and vegetation community diversity. See condition of approval for mitigation in Section IX of this report.

**3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**

**Finding:** This is a proposal to construct a new single-family residence. Per the City of Bellevue Stormwater requirements, the applicant will be required to control stormwater coming from the site. The application also includes the use of permeable pavement to reduce effective impervious surfaces on the site. With the installation of native vegetation and compliance with the City's stormwater code, the applicant will provide a net gain in stormwater quality function on site.

**4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**

**Finding:** A three-year maintenance and monitoring plan, including information on specific plant types and quantities is required. This plan will ensure that proposed enhancement plantings will be maintained, monitored and successfully established within the first three years following implementation. Furthermore, to ensure that the proposed plantings are installed and that the three-year maintenance and monitoring plan is implemented, the applicant will post an Installation Assurance Device and a Maintenance Assurance Device prior to permit issuance. See condition of approval related to mitigation and monitoring in Section IX of this report.

**5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

**Finding:** The area located within the prescribed 25-foot structure setback and 25-foot shoreline buffer is currently degraded and of low ecological value due to the location of existing structures and past residential landscaping practices undertaken on the site. The proposed encroachment of the cantilevered kitchen into the structure setback will not be detrimental to critical areas off-site as it is located in an already impacted landscaped area. The second-level open framed trellis does not create additional impervious surface and will cause minimal shading within the shoreline buffer. The impact of the open framed trellis is mitigated by the additional 26.8 square feet of shoreline buffer plantings.

**6. The resulting development is compatible with other uses and development in the same land use district.**

**Finding:** The proposed structure setback modification, shoreline buffer modification, and resulting single-family development will be compatible with

adjacent properties and surrounding development within the same land use district (R-4). Adjacent properties contain single-family homes and include encroachments into the shoreline buffer.

**B. Critical Areas Land Use Permit Decision Criteria - Proposal to Reduce Regulated Critical Area Structure Setback-20.30P.140**

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical areas land use permit pursuant to LUC Section 20.30P.

**1. The proposal obtains all other permits required by the Land Use Code;**

**Finding:** The existing home is under construction after receiving a building permit, Land Use Code Variance, and Critical Areas Land Use Permit. A post-issuance revision to the building permit is required and shall incorporate any conditions of approval associated with this application. No other City of Bellevue permits will be required of the project at this time. See condition of approval related to building permit requirements in Section IX of this report.

**2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

**Finding:** The proposal involves the construction of a new single-family residence. The applicant has used the best available design and development techniques to design the footprint of the proposed residence, along with all associated hardscapes. The design and layout took into consideration the location and condition of existing improvements and reduced the amount of encroachment into the buffer to an open-framed trellis on the second-level of the home. The trellis does not create additional impervious surface and is placed over a previously approved pervious walkway. To compensate for the additional structure setback reduction and buffer modification, the applicant has proposed 26.8 square feet of vegetation enhancement within the shoreline buffer, and an additional tree within the 25-foot shoreline buffer. See condition of approval related to the required mitigation in Section IX of this report.

**3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;**

**Finding:** The proposal incorporates the applicable performance standards of Part 20.25H. To compensate for the structure setback reduction and buffer modification the applicant has proposed buffer enhancement consistent with LUC 20.25H.118.



**4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

**Finding:** The proposed project will be served by adequate public facilities. No new streets will be needed to serve the site and the project site will utilize existing utilities found within Pleasure Point Lane.

**5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

**Finding:** A mitigation and restoration plan has been prepared in accordance with the requirements of LUC 20.25H.220. See condition of approval related to the required mitigation plan in Section IX of this report.

**6. The proposal complies with other applicable requirements of this code.**

**Finding:** As discussed in Section III of this report, the proposal complies with all other applicable requirements of the Land Use Code.

**VIII. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Development Services Director does hereby **approve with conditions** this application for a Critical Areas Land Use Permit to construct a new single-family residence as depicted in the site plan found in Attachment 1.

**IX. Conditions of Approval**

**The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:**

<u>Applicable Ordinances</u>	<u>Contact Person</u>
	Nick Whipple, 425-452-4578

**The following conditions are imposed under the Bellevue City Code referenced:**

**1. Post-Issuance Revision to Building Permit Required:** Before Phase II construction, the applicant must submit a post-issuance revision to permit 15-116614-BS and receive approvals. The revision must incorporate changes to the deck configuration and the open framed trellis to comply with the Land Use Code dimensional requirements.

Authority: Land Use Code 20.20.010  
Reviewer: Nick Whipple, Development Services Department

**2. Demolition Required:** The second-story open framed trellis shall be cut back to provide a minimum 3.5' setback from the south face of the retaining wall along the north property line.

Authority: Land Use Code 20.20.010  
Reviewer: Nick Whipple, Development Services Department

**3. Lot Coverage Survey Verification Required:** Prior to the commencement of Phase II, the applicant shall provide a survey which measures the footprint of the existing structure and stake corners of the new structure before setting new foundation footing forms. Submit the stamped and signed survey indicating the lot coverage of all structures greater than 30" on the lot, including any second-story work. The survey shall be submitted as a revision a minimum of three days prior to calling for the building footing inspection.

Authority: Bellevue City Code 23.05.090  
Reviewer: Nick Whipple, Development Services Department

**4. Mitigation Plan for Reduced Critical Area Structure Setback and Modified Shoreline Buffer:** To mitigate for the allowed reduction of the critical area structure setback and shoreline buffer modification, a final mitigation plan based on the submitted conceptual plan in Attachment 2, shall be submitted for final approval by the city prior to Phase II construction beginning.

Authority: Land Use Code 20.25H.220  
Reviewer: Nick Whipple, Development Services Department

**5. Installation and Maintenance Assurance Devices:** To ensure the proposed plantings are installed and that the three-year maintenance and monitoring plan is implemented; the applicant shall post an Installation Assurance Device and a Maintenance Assurance Device to include the additional 26.8 square feet of mitigation and additional tree planting within the shoreline buffer prior to Phase II construction. These devices will be released when the applicant demonstrates that the three-year maintenance and monitoring plan has been implemented and the restoration successfully established and at the end of three years following implementation.

Authority: Land Use Code 20.25H.255.B.4  
Reviewer: Nick Whipple, Development Services Department

## Attachments

1. Project Site Plan
2. Mitigation Plan
3. Critical Areas Report (in file)

# Chan Residence Replacement Critical Areas Report

*Prepared for*

The City of Bellevue  
450 110th Ave. NE / P.O. Box 90012  
Bellevue, WA 98009

*Prepared by*



3639 Palatine Ave N  
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206-234-2520

**April 2019**

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## Introduction

The Chan Family is in the process of constructing a single-family home on a waterfront property on Lake Washington. The site is within the designated Shoreline of the State and is regulated under the shoreline code for the City of Bellevue. The project is located at 5455 Pleasure Point Ln SE in Bellevue, Washington.

A CAR was approved in 2015 for this property; however, basemaps incorrectly illustrated the shoreline on the adjacent property and Shoreline Structural Setback (SSS) boundaries. The scope of this revised CAR is to narrow the discussion of the Chan proposed residence to those portions of additional intrusion into the shoreline and SSS. Illustrations included in this report compare the previously approved intrusions to the shoreline and SSS boundaries. In addition, the original plan did not correctly show the square footage of house that would be removed from the SSS.

### *Critical Areas Regulations*

The project is a residential re-development on an existing lot with an existing house and other improvements. The proposed project was originally approved under Building Permit # 15 116614. However, a basemapping error resulted in an underestimation of the encroachment of the planned design within the 25-foot shoreline zone related to the construction of a trellis and walkway, and within the SSS from a cantilevered kitchen, living room and additional roof line. In order to have the project approved by the City of Bellevue, a critical areas report must be submitted as part of an application for a specific development proposal. This report was prepared to meet the requirements of the COB Code (20.25H.250).

The City of Bellevue has established a 25-foot critical areas buffer from the shoreline of Lake Washington for structures and an additional 25 foot building setback from the 25-foot critical areas buffer.

## Project Proposal

The applicant is proposing additional mitigation to offset the construction of a trellis, balcony, and walkway within the 25-foot critical area setback and SSS due to the basemapping error. No additional impervious surface is proposed as part of these project features.

## Habitat Assessment

The property and adjacent properties are single-family homes. Vegetation consists of lawns and a few shrubs, including Himalayan blackberry. Photos of the site pre-construction are shown in Appendix A – Photos.

### *Existing Environmentally Critical Areas*

The proposed project is on an approximately 12,000 square foot lot on the shore of Lake Washington. No wetlands or streams are present on the subject or adjacent properties.



Steep slopes are present on the east side of Pleasure Point Lane and will not be encroached on. Lake Washington is a water of the United States and is designated as a Shoreline of the State.

### *Priority Species Use*

Salmon species are present within Lake Washington, including species listed under the federal Endangered Species Act (ESA). Listed species include Puget Sound Chinook (threatened), Puget Sound steelhead (threatened), and bull trout (threatened). Other species of important local significance include kokanee, cutthroat trout, Coho salmon, and sockeye.

## **Impacts**

The project will not directly impact Lake Washington. The project addition will not increase the proposed impervious surface on the lot. An open-air trellis will be constructed within the 25-foot critical areas setback covering 69-square feet of the critical areas setback with partial shade. The project proposes an additional intrusion of enclosed conditioned space (kitchen & living room) within the SSS that was not included in the original 2015 plans.

### *Direct Impacts*

The proposed trellis will impact 26.8 square feet of the Shoreline buffer by adding an open-air structure that will provide shade outside the house. The structure may be planted with an ornamental vine in the future that would soften the impact from a visual standpoint. The walkway within the 25 Shoreline buffer, will be made of gravel and pervious pavers that is an allowable use and does not impact the shoreline buffer.

Shoreline Structural Setback: The 2015 CAR addressed the proposed project scope of demolishing the existing home on the lot and construction of a new larger home on the parcel in a reconfigured footprint. The amount of building footprint to be removed was calculated at 631 square feet per plans.

The existing home footprint to be removed has been verified by the November 11, 2011 BBA Property Survey by Mark A Borys to be 739 square feet within the existing 25-foot structural setback from Lake Washington. This is a correction from the original plans that incorrectly calculated it at 631sf. Thus, the original CAR proposed mitigation for the 88 square feet of additional house within the SSS that was actually being removed from the SSS.

The proposed building footprint within the SSS is now being shown as 1,048 square feet that increases the non-conforming footprint within the 25-foot Shoreline Structural Setback zone by 309 square feet (1,048 sf - 739sf) over what was originally proposed. However, as mentioned above, 88 square feet of additional structure is being removed from the SSS.

In addition, the following minor building elements will also encroach into the 50-foot SSS. These include 103 square feet of the master bedroom roof. The deck that was shown on the original plans, may have not been clearly shown as intended in the original CAR plan set. Most of the area not shown is under the master bedroom roof and is therefore included in the master bedroom roof calculation: however, 30 square feet of deck may not have been accounted for in the original proposal.

### *Indirect Impacts*

No indirect impacts are expected.

### *Impact to buffer functions and values*

The proposed trellis will cover an area proposed for a pervious walkway along the back of the house. The proposed trellis will impact the shoreline buffer by adding a wood structure within 25 feet of the shoreline that will impact the shoreline screening functions. The trellis will not encroach on proposed shoreline vegetation at the site.

The additional encroachment into the shoreline structural setback will not impact buffer functions and values substantially over what was originally proposed for mitigation since no new impervious surface is planned and the elements will be landscaped to allow water infiltration and normal runoff patterns associated with landscaping for a developed lot.

## **Mitigation Strategy**

### *Avoidance and Minimization*

The trellis is a minimal structure and does not create additional impervious surface. The encroachment into the SSS is necessary to complete the house as planned and additional mitigation is proposed to offset the additional 309 square feet of enclosed structure and 133 square feet of minor building element. In addition 26.8 square feet of critical area buffer will be planted to offset the 26.8 square feet of

### *Mitigation Approach*

The City of Bellevue requires a minimum 10-foot strip of native plantings be planted along the shoreline for development along Lake Washington. This has already been accomplished as part of the overall project. The trellis will not impact the habitat functions of the shoreline, but will cause minor shading within the shoreline buffer and additional structure. The additional encroachment into the SSS will impact the shoreline zone by 309 square feet from the enclosed space and 133 square feet of minor building elements from the additional area from the roofline and decking.

To offset the screening and encroachment impacts, an additional quaking aspen will be added to the existing planting plant that will provide additional screening functions along the shoreline and increase vertical structure within the 25-foot shoreline zone. We estimate the quaking aspen will reach heights of up to 80 feet tall and 10 to 15 feet in radius. The tree will shade an additional 314 square feet to possibly over 700 square feet within the critical area setback along the shoreline when mature. With the original mitigation that was proposed, this will compensate for the additional square footage area and enhance natural vertical structure along the shoreline.

In addition, to offset the 26.8 square feet of trellis within the critical areas buffer, 26.8 square feet of planting areas will be added to the original Zone 2 planting zone.

### *Shoreline Function and Values Improvements*

The additional tree will provide additional buffer functions and values by increasing

screening, filtration of runoff, and provide additional vertical natural structure along the lake edge. It also will provide food sources and cover for songbirds and other native fauna that use the Lake Washington shoreline.

## **Proposed Mitigation**

### *Mitigation goals*

Mitigation goals will include the following:

- Add an additional native tree and 26.8 square feet of native planting to the existing shoreline planting plan.

### *Performance standards*

Buffer plantings shall maintain a 100% survival for the 3-year monitoring period.

### *Planting plan*

Trees and shrubs will be containerized or bare root. The planting layouts, details, and quantities are shown in Appendix B – Planting plan

### *Schedule and Maintenance*

Plantings shall be installed concurrently during demolition and construction of the new house or during late fall or winter months as long as the site preparation for the planting areas is completed concurrently with construction. Watering will be required for at least the first year after planting during the summer months.

### *Monitoring and Contingency*

To ensure that the performance standards are met, plantings will be counted in August or September for survival for the first year. All dead plantings will be replaced so that 100% survival is reached for the first three years.

Yellow flag iris will be completely removed from the property by hand pulling in the spring before blooming for a period of 3 years. Himalayan blackberry, purple loosestrife, and English ivy will also be removed from property. No herbicides will be used within 15 feet of the waters edge to control invasive species.

### *Reporting*

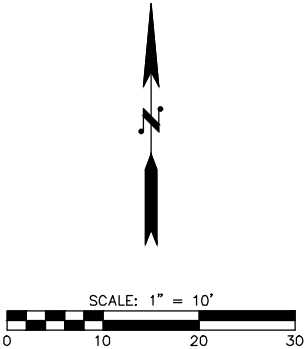
Monitoring reports shall be prepared and submitted to City of Bellevue annually on years 1-3

## **References**

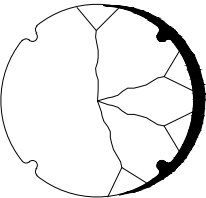
King County iMap. 2013. Interactive property and critical areas mapping tool.  
<http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx>. Queried  
September 28, 2013.

Washington Department of Fish and Wildlife. 2013. SalmonScape interactive mapping tool.  
<http://fortress.wa.gov/dfw/gispublic/apps/salmonscape/default.htm>. Queried  
September 28, 2013.

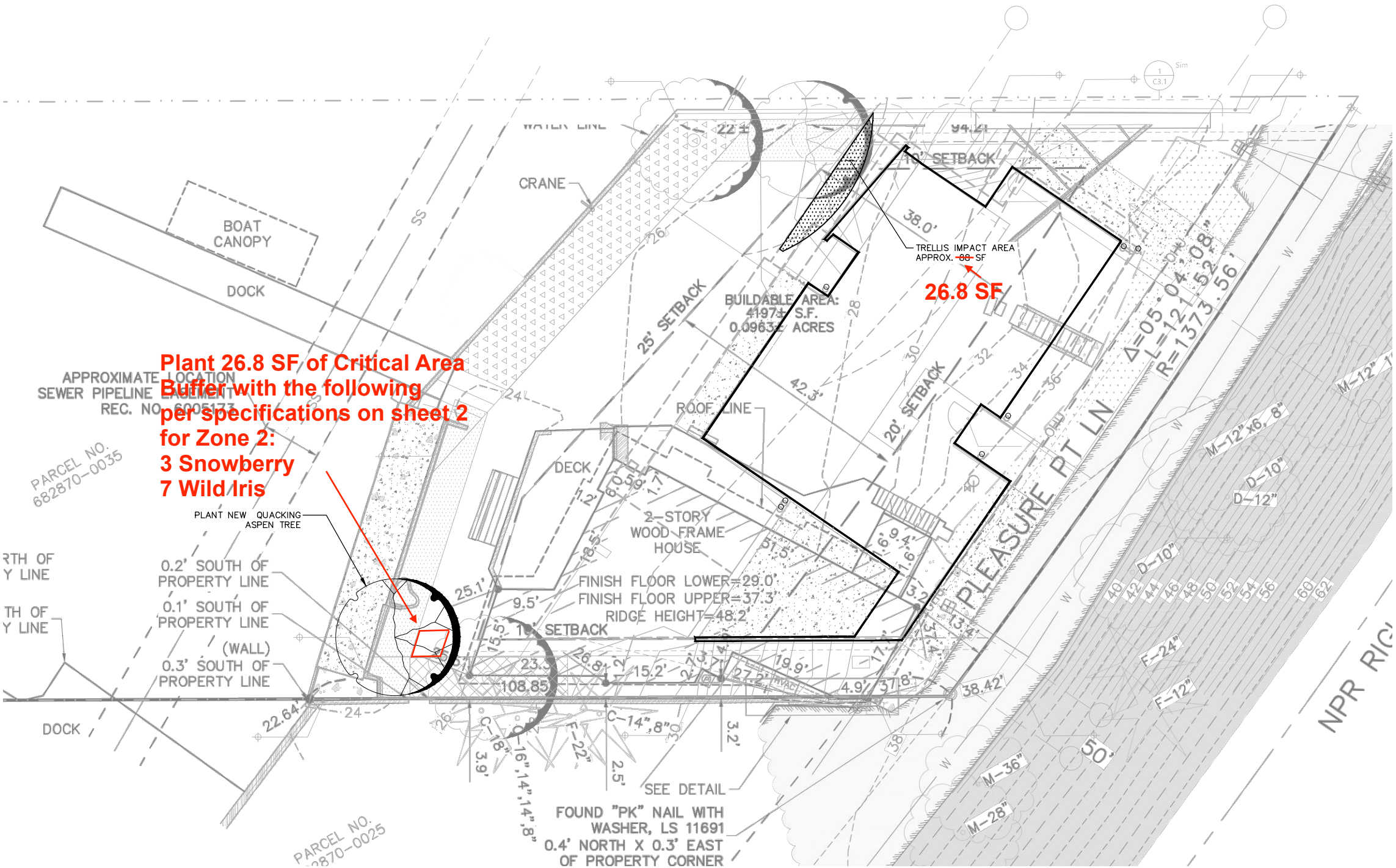
## Figures



LEGEND:



QUAKING ASPEN



Plant 26.8 SF of Critical Area  
Buffer with the following  
per specifications on sheet 2  
for Zone 2:  
3 Snowberry  
7 Wild Iris

Plan Updated April 2019



PRELIMINARY

Know what's below.  
Call before you dig.

DESIGNED BY  
BT  
DRAWN BY  
RDH  
CHECKED BY  
BT



OSBORN CONSULTING, INC.

1800 112th Ave. NE, Suite 220E Ph (425) 451-4009  
Bellevue, WA. 98004 Fax (425) 451-4901

NO.	DATE	REVISION	BY



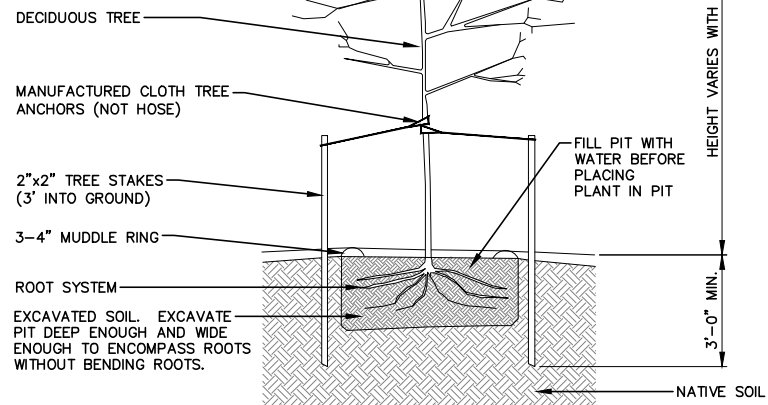
Northwest  
Environmental Consulting, LLC

CHAN PLANTING PLAN  
5455 PLEASURE PT LN BELLEVUE, WA 98006  
PLANTING PLAN

JOB# / DWG 10-180005-TO#4	DATE SEPT. 2018
SCALE H: 1"=10' V: N/A	SHEET 1 of 1

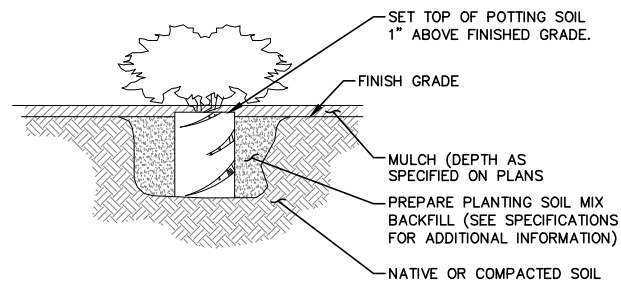


NOTE:  
ALL TREES OVER 1-1/4"  
DIAMETER ARE TO BE  
STAKED (2 PER TREE)



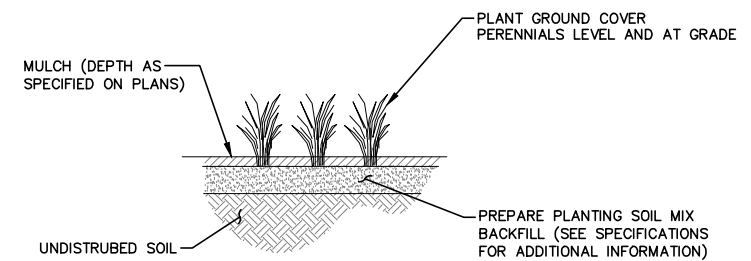
**DECIDUOUS TREE PLANTING DETAIL**

N.T.S.



**SHRUB CONTAINER PLANTING DETAIL**

N.T.S.

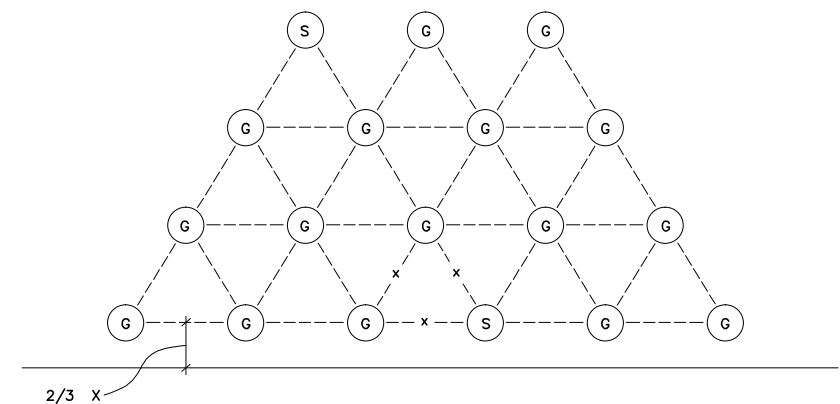


**PERENNIAL AND GROUND COVER DETAIL**

N.T.S.

**PLANTING MATERIAL LIST**

COMMON NAME	SCIENTIFIC NAME	SIZE	LIGHT NEEDS	SPACING	ZONE 1 QTY	ZONE 2 QTY	ZONE 3 QTY
<b>TREES</b>							
QUACKING ASPEN	<i>POPULUS TREMULOIDES</i>	CONTAINER	SUN	10 FT MIN		1	
SHORE PINE	<i>PINUS CONTORTA</i>	CONTAINER	SUN	10 FT MIN	1		1
<b>SHRUBS</b>							
RED FLOWERING CURRANT	<i>RIBES SANGUINEUM</i>	CONTAINER	SUN	6 FT		5	5
OCEAN SPRAY	<i>HOLODISCUS DISCOLOR</i>	CONTAINER	SUN-PART SUN	6 FT		5	4
SNOWBERRY	<i>SYMPHORICARPOS ALBUS</i>	CONTAINER	SUN-PART SUN	6 FT		5	4
INDIAN PLUM	<i>OEMLERIA CERASIFORMIS</i>	CONTAINER	SHADE	6 FT	5		
THIMBLEBERRY	<i>RUBUS PARVIFLORUS</i>	CONTAINER	SUN	6 FT			4
<b>GROUNDCOVER</b>							
BLEEDING HEART	<i>DICENTRA FORMOSA</i>	CONTAINER	PART SHADE	2 FT	15		
WILD LILY OF THE VALLEY	<i>MAIANTHEMUM DILATATUM</i>	CONTAINER	PART SHADE	2 FT		20	25
WOOD-SORREL	<i>OXALIS OREGANA</i>	CONTAINER	PART SHADE	2 FT		20	25
WILD GINGER	<i>ASARUM CAUDATUM</i>	CONTAINER	SHADE	2 FT	15		
SWORD FERN	<i>POLYSTICHUM MUNITUM</i>	CONTAINER	PART SHADE	2 FT	10		
WILD STRAWBERRY	<i>FRAGARIA CHILOENSIS</i>	CONTAINER	SUN	2 FT		20	25
WESTERN IRIS	<i>IRIS TENAX</i>	CONTAINER	SUN	2 FT		20	25
WESTERN COLUMBINE	<i>AQUILEGIA FORMOSA</i>	CONTAINER	SUN	2 FT		20	25
SALAL	<i>GAULTHERIA SHALLON</i>	CONTAINER	SHADE	2 FT	10		
BIG-LEAF LUPINE	<i>LUPINUS POLYPHYLLUS</i>	CONTAINER	SUN	2 FT		20	25
<b>TOTALS</b>					<b>TREES</b>	<b>SHRUBS</b>	<b>GROUNDCOVER</b>
					1	1	1
					5	15	17
					50	120	150



NOTE:  
GROUP LIKE SHRUBS IN GROUPS OF 3 TO 5.  
TREES SHOULD NOT BE PLACED NEXT TO EACH OTHER.

**TYPICAL PLANT SPACING**

X = PLANT SPACING (SEE PLANTING PLAN)

(S) = SHRUB  
(G) = GROUNDCOVER



Know what's below.  
Call before you dig.

**PRELIMINARY**

DESIGNED BY  
BT

DRAWN BY  
RDH

CHECKED BY  
BT

OSBORN CONSULTING  
INCORPORATED

OSBORN CONSULTING, INC.  
1800 112th Ave. NE, Suite 220E Ph (425) 451-4009  
Bellevue, WA. 98004 Fax (425) 451-4901

NO.	DATE	REVISION	BY

Northwest  
Environmental Consulting, LLC

CHAN PLANTING PLAN  
5455 PLEASURE PT LN BELLEVUE, WA 98006  
PLANT LIST AND DETAILS

JOB# / DWG 10-140049	DATE MAY, 2016
SCALE H: N/A V: N/A	SHEET 2 of 2

LEGEND

- PROPERTY LINE
- SETBACK LINE
- GRADING & CLEARING LIMITS
- - OHU - - OVERHEAD UTILITY (POWER, TELEPHONE, CABLE)
- X-X- TEMPORARY SILT FENCE
- W POTABLE WATER SUPPLY LINE
- E ELECTRICAL POWER LINE
- G GAS LINE
- TL TIGHT LINE
- SS SANITARY SEWER LINE
- STORMWATER RUNOFF CONDITIONS
- TP-2 TEST PIT LOCATION BY GEOTECH.

TOW (21'-6")  
EXISTING ELEVATION (-12'-6")  
NEW ELEVATION (SEE GRADING PLAN) C1.1)

OHWM SHORELINE BUFFER (SHOWN IN GREEN)

SHORELINE STRUCTURAL SETBACK (SHOWN IN BLUE)

EXISTING HOME INTRUSION INTO STRUCTURAL SETBACK (SHOWN IN RED) 631 SF

EXISTING CONCRETE PAD HARDSCAPE INTRUSION INTO OHWM SHORELINE BUFFER (SHOWN IN RED) 418 SF

The existing home footprint has 719 square feet within the existing 25-foot structural setback from Lake Washington. This is a correction from the original 2015 CAR which incorrectly calculated it at 631sf. The 719sf is substantiated by the 09.19.18 BBA Property Survey by Mark A Borys.

PHASING DESCRIPTION:

PHASING DESCRIPTION:  
THIS PROJECT WILL BE CONSTRUCTED IN (2) PHASES. IT IS THE INTENTION OF THIS PHASING PLAN TO ALLOW THE CLIENT AND HIS FAMILY TO REMAIN IN THE EXISTING HOUSE AND USE ITS UTILITIES THROUGHOUT PAHSE 01 DEMOLITION AND CONSTRUCTION. ALSO TO ALLOW HIM RELOCATE INTO THE COMPLETED PORTION OF THE NEW HOME THAT WAS CONSTRUCTED AS PART OF PHASE 01 SCOPE.

PHASE 01 INCLUDES THE PARTIAL DEMOLITION OF THE NORTHERN PORTION OF THE EXISTING HOUSE DECK & MISC SITE STAIRS AS INDICATED ON THE 'PH01 SITE DEMOLITION PLAN'.

PHASE 02 INCLUDES THE TOTAL DEMOLITION OF THE EXISTING HOUSE AND DECK AND CONSTRUCTION OF THE NEW HOUSE GARAGE & DECK AS INDICATED ON THE 'PHASE 02 DEMOLITION SITE PLAN'. ALL SITE UTILITIES (INCLUDING POTABLE WATER, ELECTRICITY, AND TELEPHONE) WILL REMAIN FULLY OPERATIONAL DURING PHASE 01 CONSTRUCTION. WHERE UTILITY RELOCATION IS CALLED FOR IN THIS SET OF CONSTRUCTION DOCUMENTS THE CONTRACTOR SHALL MINIMIZE 'DOWN TIME' BY PREPARING FUTURE UTILITY BOXES, CONDUITS ETC SUCH THAT USE OF THESE UTILITIES IS PROHIBITED ONLY BY THE TIME NECESSARY TO RECONNECT THOSE UTILITIES. PHASING DRAWINGS INCLUDE SHEETS ADS1.1 & ADS1.2

GENERAL NOTES

- DEMOLISH EXISTING HOUSE PRIOR TO CALLING FOR FINAL BLDG AND CLEARING AND GRADING INSPECTIONS.
- NO CLEARING OR GRADING ACTIVITIES WILL COMMENCE UNTIL THE PROJECT APPLICATION HAS RECEIVED APPROVAL OF THE DEVELOPMENT PERMIT APPLICATION AND AN OFFICIAL NOTICE TO PROCEED.
- SITE CONTOUR ELEVATIONS BASED ON (NAVD88). SEE SHEET C1.2 FOR EXISTING GRADE CONTOURS
- NO SIGNIFICANT TREES EXIST ON SITE TO PRESERVE.
- FOR EROSION CONTROL DETAILS SEE SHEET C1.4
- NO CIVIL ENGINEERING STAMP NECESSARY - PER CITY OF BELLEVUE HANDOUT #20 - CLEARING AND GRADING, SINGLE FAMILY LOT EXCEPTION 01.

KEYNOTES

- 02-03 (E) CONCRETE PAD, TO REMAIN, REFINISH
- 02-05 (E) DOCK- TO REMAIN
- 02-15 (E) CMU RETAINING WALL- TO REMAIN
- 02-16 (E) CONCRETE BULKHEAD- TO REMAIN. PLACE 'SPAWNING GRAVEL' IN FRONT OF BULKHEAD AS MITIGATION MEASURE PER PLANTING PLAN KEYNOTE. 02
- 02-17 (E) STREET ASPHALT
- 02-19 (E) CONCRETE SITE WALL TO REMAIN, NO WORK
- 02-20 (E) POWER POLE TO REMAIN, NO WORK
- 02-21 (E) GAS METER LOC TO REMAIN
- 02-27 (E) SEWER LINE CONNECTION POINT. VERIFY ACTUAL LOCATION IN FIELD
- 02-31 CONSTRUCTION ENTRANCE. SEE DETAIL ON C1.6
- 02-33 TEMP 2X4 RAILING
- 02-35 (E) HVAC EQUIPMENT, REMOVE AND SAVE AFTER PHASE 01 IS COMPLETE
- 02-36 (E) ELEC METER, DEMO AFTER PHASE 01 IS COMPLETE
- 02-37 (E) WATER UTILITY METER. RELOCATE AFTER PHASE 01 IS COMPLETE
- 02-38 (E) WATER METER TO REMAIN, NO WORK
- 02-40 (E) DECK, DEMOLISH THIS PORTION DURING PHASE 01
- 02-41 (E) HOUSE, DEMOLISH DURING PHASE 02. BEFORE YOU START DEMOLITION AND RENOVATIONS WORK CONTACT PUGET SOUND CLEAN AIR AGENCY CONCERNING THE REMOVAL OF ASBESTOS CALL 206-343-8800
- 02-42 (E) SITE STAIR, DEMO DURING PHASE 01
- 02-43 (E) SITE WALL, DEMO DURING PHASE 01 & REMOVE FROM SITE
- 02-44 (E) DECK, THIS SECTION TO REMAIN DURING PHASE 01 - DEMO DURING PH2
- 02-46 TEMP SITE STAIR- TO ACCOMMODATE CLIENT ACCESS TO (E) HOUSE THROUGHOUT PHASE 01 CONSTRUCTION
- 02-48 DIRT PATH (3'-0") WIDE TO ACCOMMODATE CLIENT ACCESS TO (E) HOUSE THROUGHOUT PHASE 01 CONSTRUCTION

1 Phase 01 - Demolition Site Plan  
1" = 10'-0"

Graphic Representation of  
Original (CAR) Critical Area Report  
Existing Conditions Site Plan 01.30.15

INVENT WORKSHOP  
114 ALASKAN WAY S SUITE 200  
SEATTLE, WA 98104  
253.377.6737

Project #14-03

CHAN RESIDENCE  
CHAN, MICHAEL & AMANDA

Revisions

2 00.00.0000 Revision 2

Phase 01 -  
Demolition Site  
Plan

ADS1.1

PARCEL # 682870-0035

5455 PLEASURE POINT LN, BELLEVUE, WA 98006  
100% Set

Checker



GENERAL SITE INFORMATION:

**Owner: Michael & Amanda Chan**  
Site Address: 5455 Pleasure Pt Ln, Bellevue WA 98006  
Parcel #: 682870-0035  
Jurisdiction: City of Bellevue

**Legal Description:**  
THE NORTH 100 FEET OF THE SOUTH 300 FEET OF GOVERNMENT LOT 2, SECTION 20 TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY.  
TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND LYING BETWEEN THE NORTH AND SOUTH LINES OF THE ABOVE DESCRIBED TRACT PRODUCED WESTERLY TO THE INNER HARBOR LINE. (ALSO KNOWN AS LOT 5 AND LOT 6 OF PLEASURE POINT PARK NO. 2, AND UNRECORDED PLAT)

STATISTICAL INFORMATION:

LAND USE ZONE: SITE AREA, IN SQUARE FEET AND ACRES: SITE DATA SUMMARY - NUMBER OF DWELLING UNITS PER ACRE: - TOTAL NUMBER OF DWELLING UNITS: - AREA OF EACH PROPOSED STRUCTURE: - FLOOR AREA RATIO (F.A.R.)	R-4 SUBURBAN RESIDENTIAL 12,209 SF (2803 ACRES)  ALLOWED: 1 PROPOSED: 1 ALLOWED: 1 PROPOSED: 1 PROPOSED: 5,390 SF NET, 5,989 SF GROSS ALLOWED: 5 PROPOSED: .57	AREA PROPOSED LANDSCAPING OR MITIGATION - ADJACENT TO RIGHT OF WAY 0 SF - ADJACENT TO INTERIOR PROPERTY LINES 1,847 SF  DISTURBED AREA = 1,847SF PROPOSED MITIGATION = 1,847SF  NOTE: MITIGATION IS BEING PROVIDED AT A RATIO OF 1:1 FOR DISTURBANCES WITHIN THE STRUCTURE SET BACK. NO DISTURBANCE TO THE CRITICAL AREA BUFFER IS PROPOSED.
PERCENTAGE OF LOT COVERAGE: AMOUNT OF IMPERVIOUS AREA IN SF CUT / FILL (CUBIC YARDS): BUILDING HEIGHT:	ALLOWED: 35% PROPOSED: 35% ALLOWED: 50% PROPOSED: 46% CUT: 394 CY FILL: 394 CY (BALANCED DESIGN) ALLOWED: 30'-0" PROPOSED: 28'-0"	
PARKING: TOTAL # SPACES ON PROJECT: - # OF SPACES BY EACH PROPOSED USE: - THE PERCENTAGE OF COMPACT STALLS: - THE % OF HANDICAPPED STALLS:	PROPOSED: (2) PROPOSED: (2) PROPOSED: NONE N/A	- WITHIN THE PARKING AREA 0SF - SIGNIFICANT TREES TO BE RETAINED NONE

KEYNOTES

02-01	CONCRETE	02-18	NEW NATIVE VEGETATION PLANTINGS
02-02	LAWN	02-19	(E) CONCRETE SITE WALL TO REMAIN, NO WORK
02-03	(E) CONCRETE PAD, TO REMAIN, REFINISH	02-20	(E) POWER POLE TO REMAIN, NO WORK
02-04	GRAVEL	02-21	(E) GAS METER LOC TO REMAIN
02-05	(E) DOCK- TO REMAIN	02-22	CONC FTG FOR DECK STAIR
02-06	PERVIOUS PRE-CAST CONCRETE PAVERS	02-23	NEW ELEC METER LOC.
02-07	EDGE OF DECK CANOPY ABOVE	02-24	NEW WATER METER LOCATION. METER SIZE: 1" (82 FU)
02-08	EDGE OF DECK ABOVE	02-26	(E) WATER METER LOCATION REMAINS (USED BY ADJACENT PROPERTY)
02-09	EDGE OF PARKING CANOPY ABOVE	02-27	(E) SEWER LINE CONNECTION POINT. VERIFY ACTUAL LOCATION IN FIELD
02-10	EDGE OF GARAGE BACK WALL ABOVE	02-32	PERVIOUS CONCRETE. SHALL ONLY BE INSTALLED BY A CERTIFIED INSTALLER (SEE NATIONAL READY MIX CONCRETE ASSOCIATION CERTIFICATION PROGRAM <a href="http://www.nrmca.org/certifications/pervious">HTTP://WWW.NRMCA.ORG/CERTIFICATIONS/PERVIOUS</a> ).
02-11	STAIR TO DECK	02-53	CATCH BASIN PER CIVIL SITE DETAILS PAGE 2 OF 2. ALSO REFER TO LANDSCAPE PLAN AND COORDINATE WITH PLANTING LOCATIONS
02-15	(E) CMU RETAINING WALL- TO REMAIN.	02-54	DEMO AND REMOVE (E) FIRE PIT LOCATED WATERWARD OF THE EXISTING BULKHEAD AND PLACE SPAWNING GRAVEL IN THE AREA
02-16	(E) CONCRETE BULKHEAD- TO REMAIN. PLACE 'SPAWNING GRAVEL' IN FRONT OF BULKHEAD AS MITIGATION MEASURE PER PLANTING PLAN KEYNOTE. 02	06-32	MINI SPLIT SYSTEM CONDENSER
02-17	(E) STREET ASPHALT		

OHWM SHORELINE BUFFER (SHOWN IN GREEN)

EXISTING CONCRETE PAD HARDSCAPE INTRUSION INTO OHWM SHORELINE BUFFER (SHOWN IN RED) 418 SF

SHORELINE STRUCTURAL SETBACK (SHOWN IN BLUE)

ORIGINAL PROPOSED HOUSE INTRUSION INTO STRUCTURAL SETBACK (SHOWN IN RED) 739 SF

Existing Home: 631 sf  
Intrusion into Struct Set back

Original Proposed House Intrusion into Structural Set back: 739 sf

Increase of Intrusion into Struct Set back: 108 sf

Proposed Mitigation: 626 sf of additional Plantings area

The existing home footprint has 719 square feet within the existing 25-foot structural setback from Lake Washington. This is a correction from the original 2015 CAR which incorrectly calculated it at 631sf. The 719sf is substantiated by the 09.19.18 BBA Property Survey by Mark A Borys.

Graphic Representation of  
Original (CAR) Critical Area Report  
Site Plan 01.30.15

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**Project #14-03**

**CHAN RESIDENCE**  
**CHAN, MICHAEL & AMANDA**  
5455 PLEASURE POINT LN, BELLEVUE, WA 98006  
100% Set

**Revisions**  
2 00.00.0000 Revision 2

Arch Site Plan

**AS1.1**



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KEYNOTES

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		02-54	DEMO AND REMOVE (E) FIRE PIT LOCATED WATERWARD OF THE EXISTING BULKHEAD AND PLACE SPAWNING GRAVEL IN THE AREA
		06-32	MINI SPLIT SYSTEM CONDENSER

ADDITIONAL PROPOSED TRELLIS INTRUSION INTO OHWM SHORELINE BUFFER  
26.8 SF

OHWM SHORELINE BUFFER  
2,782.7 SF

ORIGINAL PROPOSED HOUSE INTRUSION INTO STRUCTURAL SETBACK  
739.0 SF

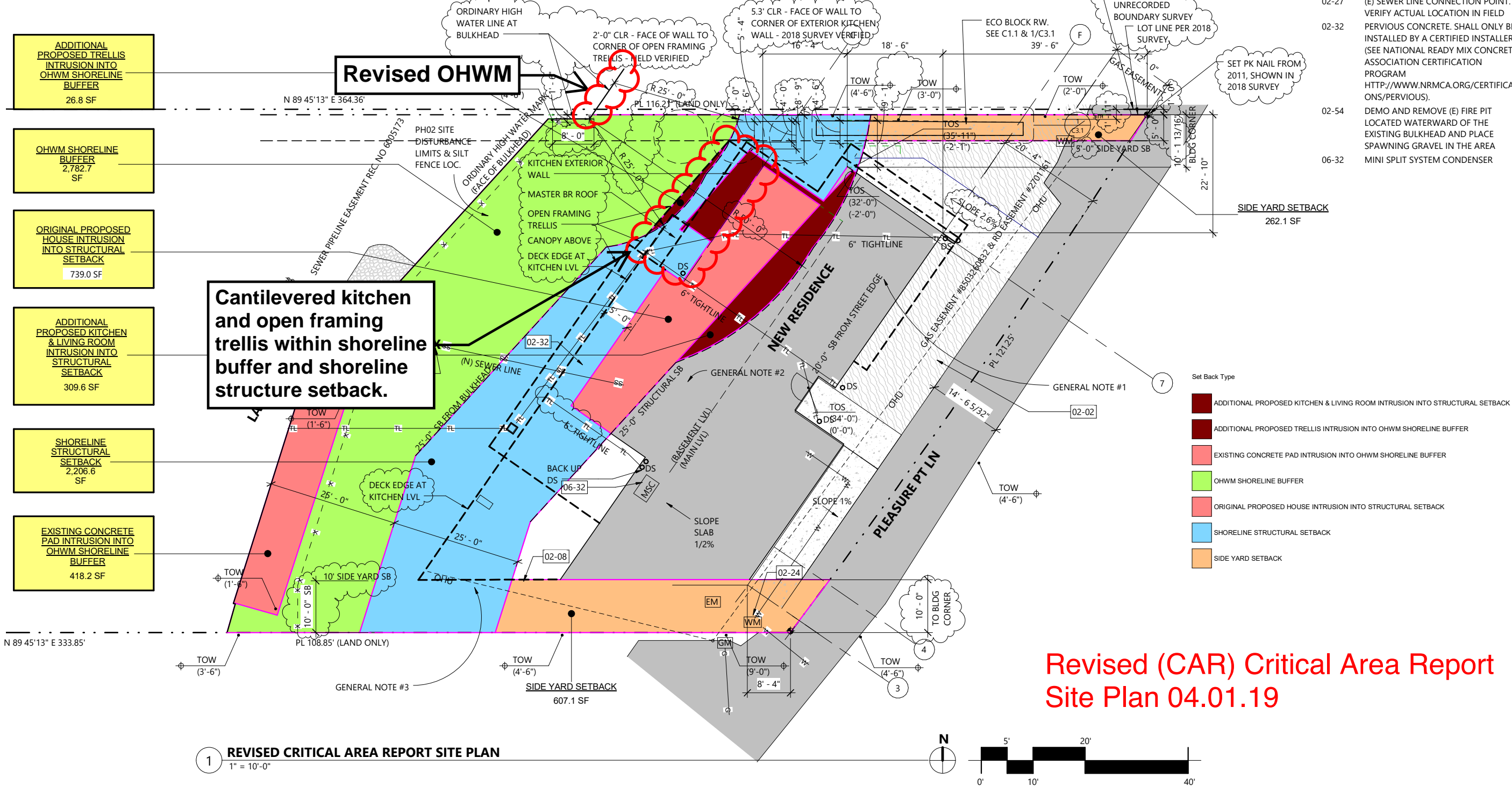
ADDITIONAL PROPOSED KITCHEN & LIVING ROOM INTRUSION INTO STRUCTURAL SETBACK  
309.6 SF

SHORELINE STRUCTURAL SETBACK  
2,206.6 SF

EXISTING CONCRETE PAD INTRUSION INTO OHWM SHORELINE BUFFER  
418.2 SF

Cantilevered kitchen and open framing trellis within shoreline buffer and shoreline structure setback.

Revised OHWM



Project #14-03

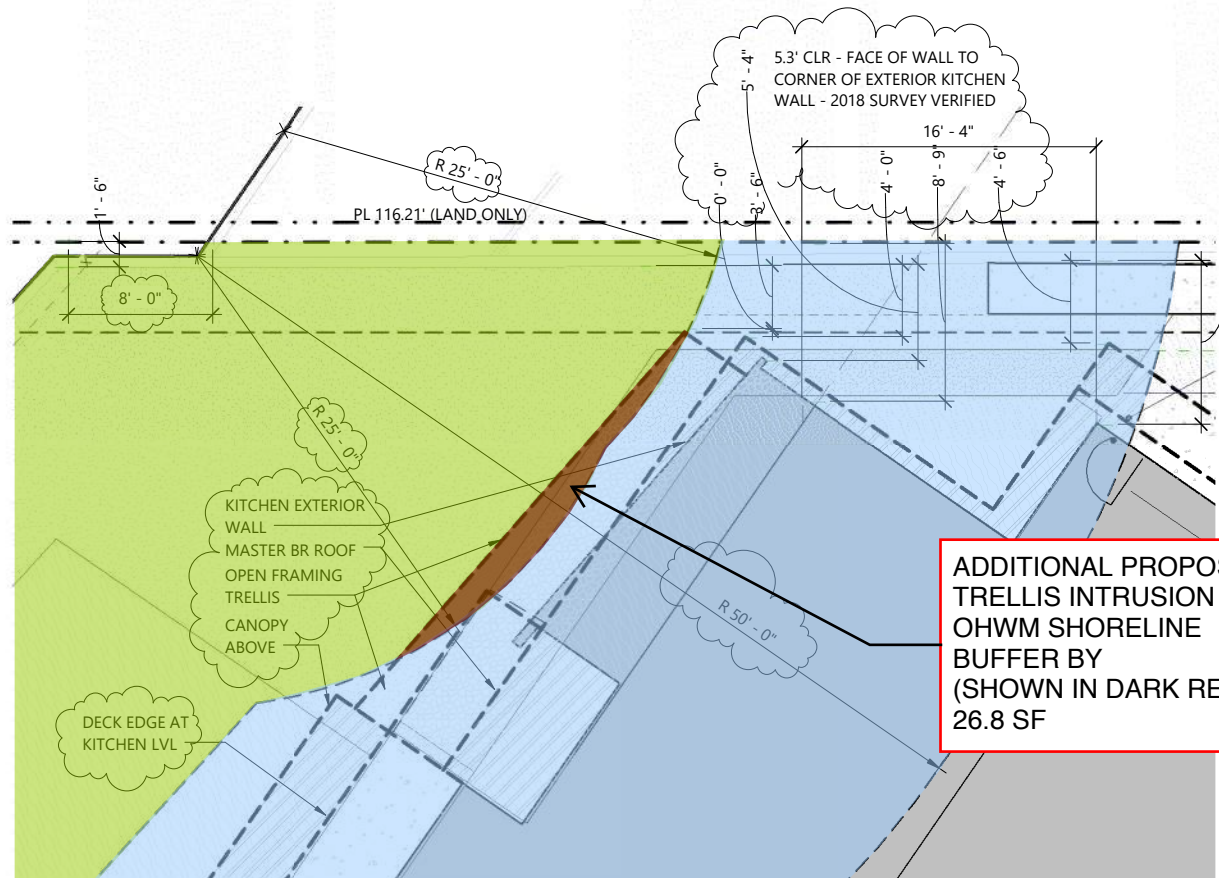
CHAN RESIDENCE  
CHAN, MICHAEL & AMANDA

Revisions	Revision 2
00.00.0000	

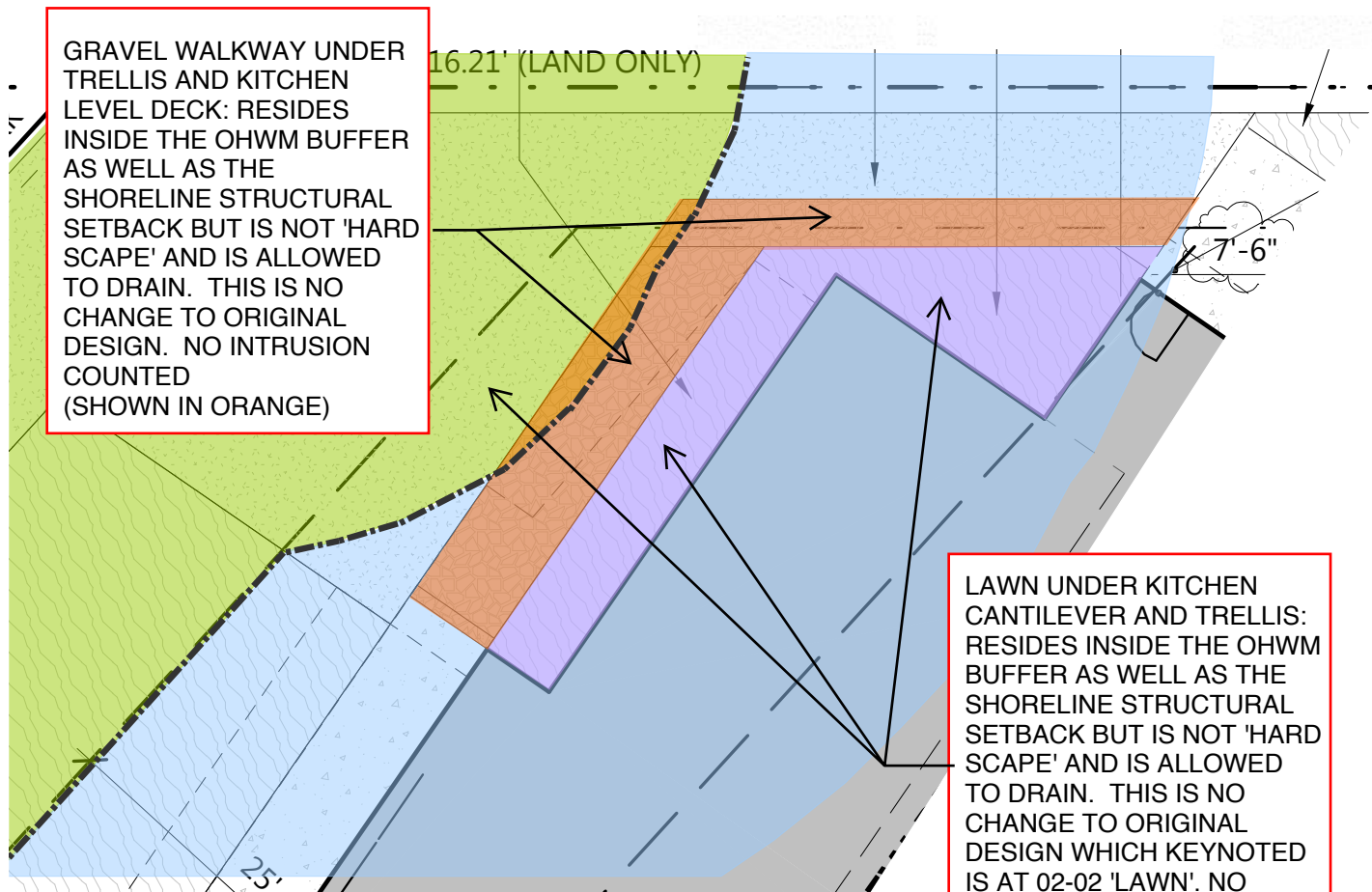
REVISED CAR SITE PLAN

AS1.2

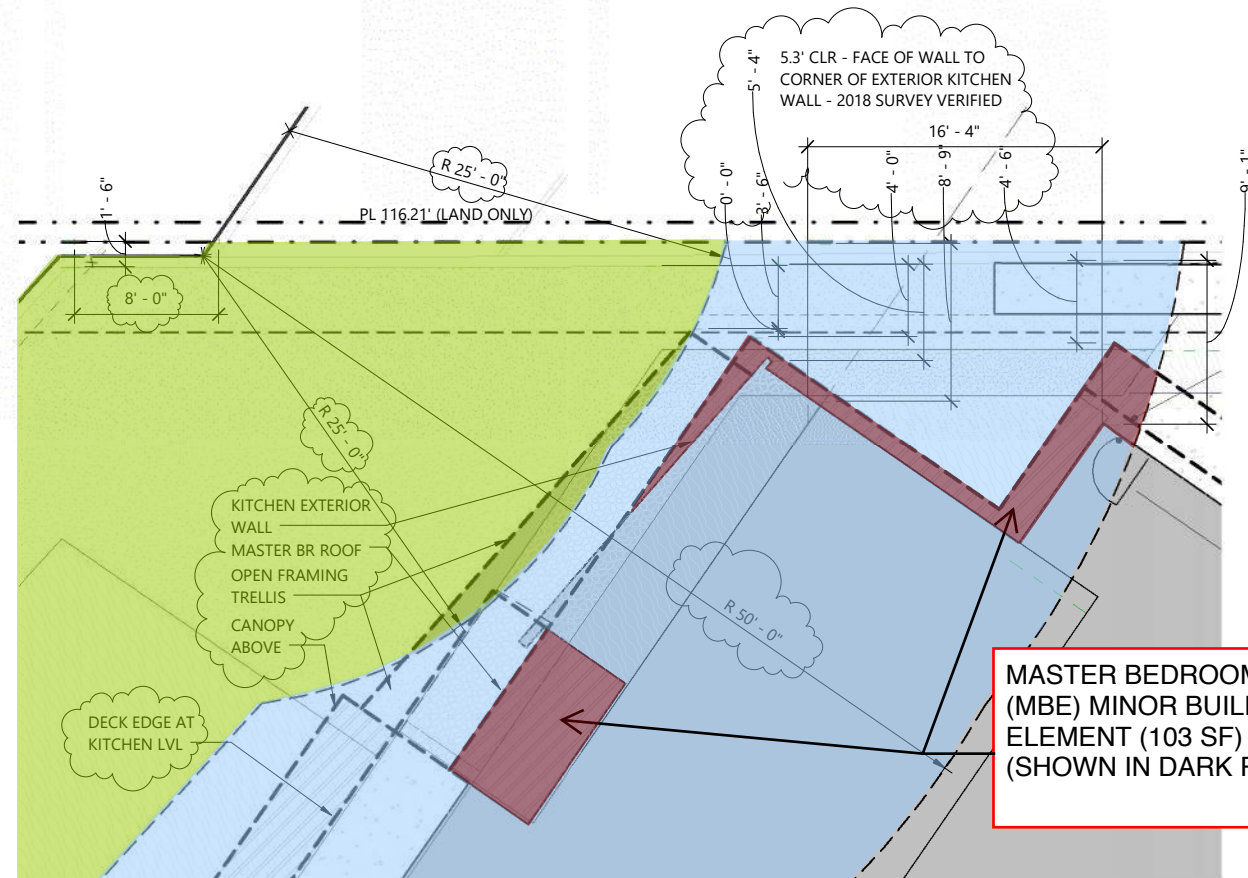




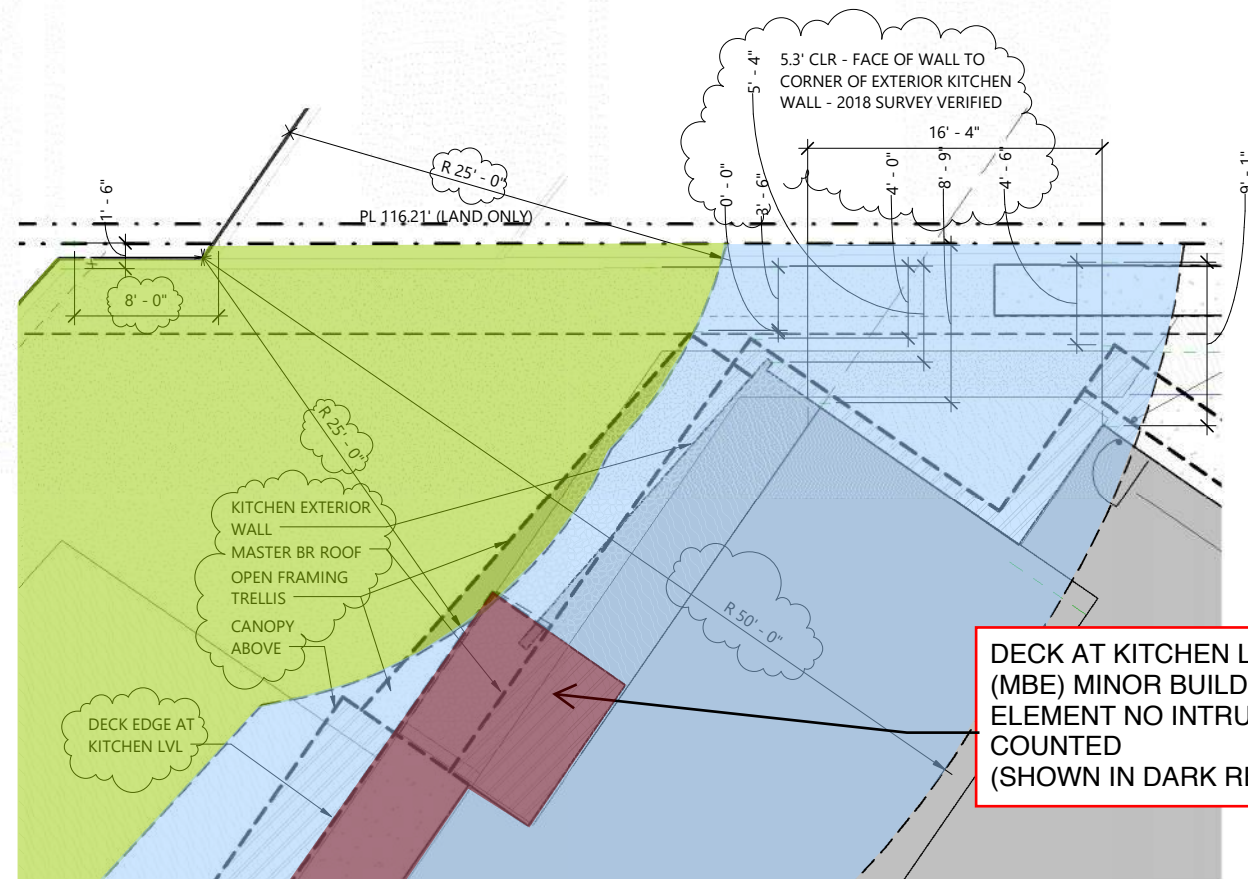
1 TRELLIS  
3/16" = 1'-0"



2 WALK WAY UNDER TRELLIS  
3/16" = 1'-0"



4 MBE - MASTER BEDROOM ROOF  
3/16" = 1'-0"



3 MBE - DECK AT KITCHEN LEVEL  
3/16" = 1'-0"

## Photos





Photo 1 - Existing house and buffer.



Photo 2 - Shoreline conditions at the site.